

Tower Pointe
Board of Directors Meeting Minutes
March 24, 2016

Director Attendees: B. Bennett, Director
D. Dick, Director
B. Statzell, Secretary
R. Timmerman, Treasurer
D. Wilson, President

Also Present: D. Edenfield
N. Hoops
D. Simpson

The meeting was called to order by D. Wilson at 10:00 a.m. A quorum was established and proof of notice given. The minutes of February 25, 2016 were approved as amended.

I. Managers Report:

N. Hoops reported that the water leak in the northwest corner of the library is being repaired. The issues that caused the water leak have been addressed and the finishing work will be done within the next few weeks.

N. Hoops stated once the guest suites are empty and the guests traffic slows down, we will begin the process of pressure washing and painting the north and south walkways.

N. Hoops reported new doors are being installed due to the splitting of wood including the lobby restrooms, fire doors and residential mechanical doors. Ten additional doors have been ordered for future replacements.

N. Hoops reported the residential and common area air conditioning filters have all been changed.

N. Hoops reported that all of the smoke detector batteries have been replaced. The few units that had the original smoke alarms have been replaced.

N. Hoops reported that 170 fire extinguishers all located within the Tower Pointe community residential floors, common areas, garage areas, etc. were tested professionally last week.

N. Hoops stated that there are many raccoon traps located within the community, please stay away and keep pets from approaching the traps.

N. Hoops reported the landscape lights have been ordered and will be installed as soon as possible.

II. Treasurers Report:

R. Timmerman reported that operating cash at the end of February was \$279,432. The Board Designated cash balance at the end of February was \$65,172. The February expenses were under budget by \$426. The reserve balance at the end of February was \$464,191.

III. Building Committee:

E. Gates reported the Building Committee met Monday and stated that TP is in the process of developing a new reserve study.

IV. Finance Committee:

R. Chambers reported the TP Finance Committee met and went over a few items, there are no requests to the Board at this time.

V. Activity Committee:

B. Berman reported the horses are ready for the Kentucky Derby.

VI. House Committee:

B. Gianetti reported the House Committee conducted their floor to floor inspection of both the south and north towers. The House Committee met with Board liaison D. Dick and went over a few items.

VII. Landscape Committee:

E. Berlinsky stated everyone should agree the landscaping is looking nice here around Tower Pointe. The orchid donations are starting to bloom. E. Berlinsky encouraged others to donate orchids.

VIII. Tower Trace LLC:

L. Gates thanked all of those who attended the annual Tower Trace meeting on March 18. The clubhouse library is being completely refurbished; carpet, shelving and painting. L. Gates stated that the Arbor Pointe Foundation has information available for those who are interested. D. Edenfield reported on the efforts of the APF for the benefit of staff.

IX. Old Business:

D. Wilson reported the fitness center sharing is going very well.

X. New Business:

None

Being no other business to discuss, the meeting adjourned at 10:25 am.